

PD

Head of BBC Planning Dept.,  
Brentwood Borough council  
Town Hall  
Ingrave Road  
Brentwood  
Essex

02 OCT 2013	
CPO	PA1
DC	ADMIN

1st October 2013



**Ref: Brentwood Enterprise Park**

Dear Sir or Madam,

I wish to make known my strong objections to the proposed Brentwood Enterprise Park to be located on land in Warley, north and south of the A127 as described in The Local Development Plan 2015 – 2030.

**To start with the area around the original Codham Hall farm site to the north of the A127:** it is an absolute disgrace that unregulated use of the agricultural buildings has been allowed over many years resulting in various businesses operating without planning permission or with retrospective planning approval on the basis of the length of time these business had operated illicitly. This has been an unforgiveable lapse on behalf of Brentwood Borough Council Planning Department but to use the LDP as an excuse to “regulate existing employment uses” as stated under CP7 is quite wrong. The suggestion that any illicit development here would be given further retrospective planning approval as well as allowing a further 4ha of employment development for... office space ...to support industrial uses and provide front-office functions” is totally in contradiction to green belt policy which is there “to assist in safe-guarding the countryside from encroachment” and inappropriate development.

My concerns regarding just what exactly is going on at Codham Hall Farm have gone back over many years. Doing a google maps satellite search reveals that fields adjacent to the farm buildings are being used for car parking to support various businesses. Despite the fact that these are still fields, I note they are included in the BDL development footprint as if already brownfield, as in the bottom half area to the east of the farm. Please alter this as necessary.

Huge containers were visible at Codham Hall from about 2002 which caused concern amongst local residents. I understand that these may now be being used as a 24-7 storage facility. The previously unmade-up access road from junction 29 has now been made into a fully functioning road leading into Codham Hall Farm to allow this business (and other businesses) to operate. Worse still, a huge sign has been placed to the south verge of the A127 proclaiming the

storage facility. Has that sign got planning permission? I very much doubt it. Now it has come to my attention that the storage containers have appeared in other places where they may not have permission to be, so I request that a search is made by enforcement officers to assess just what is happening there.

To have allowed all this development in the past does not set a precedent for allowing further development of the type described in the LDP, as this is green belt agricultural land. The businesses are inappropriate in this setting and increased heavy traffic and noise, should this development be authorized, would diminish the quality of life for neighbouring residents. That the farm and its surroundings are out of sight, out of mind to many does not amount to a reason for allowing this unsuitable enterprise.

**The land to the south of the A127:** this parcel of land was used for the M25 widening project on the understanding that it would be returned to agricultural land on completion, however, despite the fact that Skanska Balfour Beatty left about fifteen months ago the land has not been returned to its former state. That fact does not amount to it being a brownfield site. It should be returned to agricultural land and used for that purpose, not as a site for commercial offices and industries. We already have an industrial site in Childerditch, which causes enormous problems of noise, dust and vehicle aggravation for residents nearby. We do not want a similar facility to be developed at this site.

The recession has caused many businesses to fail or to sell their premises to work on-line from home, so I question the stated need for further "employment development." We have beautifully converted office spaces which remain empty at the old water works and more empty offices at the Warley Business Park on Warley Hill so why the need for more empty premises in this locality?

The justification at 3.17 suggests many offices are proposed, some of high quality and some not so high and that this will "create an attractive gateway to the Borough." I use this route in and out of Brentwood on a regular basis and until the huge storage sign was installed this was a very attractive access point surrounded as it was only with fields, hedges and trees. Office buildings on the front of the site facing the A127 slip road will decidedly not be an improvement to this area. The view from the M25 of a densely packed area of office buildings and warehousing for mixed B uses will appear inappropriate in what would otherwise be wholly agricultural surroundings.

I am concerned that a new access road that is being built on to Warley Street from Codham Hall Farm (southside). This is located about 400 yards south of the Warley Street flyover on the west side beside a bungalow called 'Jax's Folly'. This wide access road enters Warley Street and appears to be of a heavy construction. It is possible that the owners of Codham hall Farm have purchased Jax's Folly and are already building access to this site in the foregone conclusion that their application will be approved. Has this new road been given planning approval by the Highways Department? If so, how did this happen when the understanding was that the land would be returned to agricultural use?

Furthermore there has been talk of an agricultural anaerobic digestion plant being installed somewhere on Codham Hall land but I see no mention of this in the LDP. Surely surrounding residents should be consulted on something as huge as this?

My concern is that in allowing development on either side of the A127 on Codham Hall land you are benefitting only one person, the land-owner, to the detriment of all the surrounding residents and those of us who live south of Brentwood High Street who use this 'gateway' to get onto the M25 at junction 29. For the Brentwood Enterprise Park to get planning permission, partly on the basis of past infringements of green belt policy being ignored, would be quite disgraceful and in blatant disregard for the green belt policy.

Last but not least, thank you for producing the Local Development Plan as a consultation document. It is a very thorough document and I appreciate the many hours officers have put into producing it. Thank you also for the series of Consultation Meetings you have run across the Borough for residents to have the opportunity to engage in the process. I trust my views on this proposal (as one who has lived here for nearly 35 years) will be given due consideration.

Yours faithfully

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Note:

I trust that although my comments may be viewed by the applicant, my comments will remain anonymous. Thank you.